



**H. BLAND CROMWELL** CCIM, SIOR

**GREGG GLIME** CCIM, SIOR

**701 AUSTIN AVE, WACO, TX 76701**

8,976+/- SF

**AVAILABLE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY HIGHLIGHTS

- Great visibility throughout Downtown
- Located in TIF, PID & Contributing Historical Structure
- Great Development Potential w/ Existing Structures
- Across the Street from Magnolia's new hotel & Tecovas

## PROPERTY SUMMARY

### PROPERTY

WM & K Clemens Building

### LOCATION

701 Austin Ave Waco, TX, 76701

### ZONING

C-4

### MARKET

Downtown Waco

### PROPERTY TYPE

Redevelopment

### YEAR BUILT

1929

### AVAILABLE SPACE

8,976 SF

\*\*Ability to add two (2) 4,115 SF  
2nd & 3rd level floor plates

### ASKING PRICE

Call Broker for Pricing

### LEASE RATE

Call Broker for Pricing



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RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY

## PROPERTY OVERVIEW

Buildings rarely come available on Austin Avenue and now, the WM & K Clemens building is for sale. Located on arguably the most popular street in Downtown Waco, this property is in the middle of the entertainment district and offers an excellent redevelopment opportunity in a fantastic location. Multiple new developments occurring all around this property.

The building offers tall ceilings, huge and plentiful windows, multiple floors and an incredible store-front entrance. The development opportunities are wide-open, given the location and historical structure of the building. This is a great opportunity for a relatively small redevelopment project.

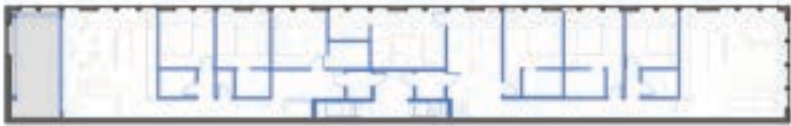
This building is located within the TIF & PID zones and has also been designated as a Contributing Historic Structure in the downtown overlay. All offer great opportunities for development potential.



# CONCEPT PLAN



ROOF



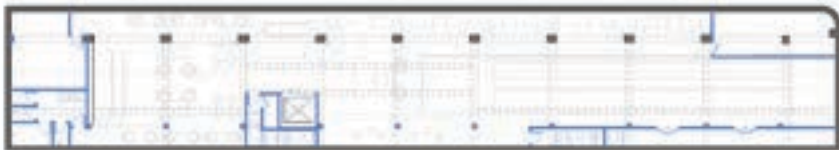
LEVEL 3



LEVEL 2



LEVEL 1



BASEMENT

ROOF	ROOF TERRACE:	<b>300 SQFT</b>
LEVEL 3	LIVING UNIT A:	<b>1462 SQFT</b>
	LIVING UNIT B:	<b>2096 SQFT</b>

LEVEL 2	WORKING:	<b>1047 SQFT</b>
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LEVEL 1	RETAIL MEZZ:	<b>1620 SQFT</b>
	RETAIL GROUND:	<b>2260 SQFT</b>
	BACK OF HOUSE:	<b>1292 SQFT</b>

	ELEVATOR LOBBY:	<b>280 SQFT</b>
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BASEMENT	BASEMENT:	<b>4537 SQFT</b>
	BACK OF HOUSE:	<b>780 SQFT</b>



# CONCEPT RENDERINGS



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WACO CITY HALL

WACO FARMER'S MARKET

AVAILABLE  
17,226 SF

WASHINGTON AVENUE  
1,479 VPD

N. 7TH STREET

ALICO

Cafe Cappuccino

JAKE'S

25N Coworking

Dixie's

Santitas

FABLED  
BOOKSHOP & CAFE

HOTEL 1928

TECOVAS



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BAYLOR UNIVERSITY

Head  
HERINGBONE

AC  
HOTELS  
MARRIOTT

MAGNOLIA  
MARKET

MAGNOLIA  
Press  
COFFEE  
CO.

PIVOVAR



Opals  
SWEETS

UNION  
HALL



AVAILABLE  
17,226 SF

AUSTIN AVENUE

N. 7TH STREET



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## PRESENTED BY:



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_